

**SCHEDULE A**

Name and Address of Title Insurance Company:

Stewart Title Guaranty Company  
P.O. Box 2029  
Houston, TX 77252-2029

File No.: 98189

Policy No.: 950732003

Loan No.: 3458155593

Address Reference:\* 2530 E 5950 S, South Ogden, UT 84403

Amount of Insurance: \$407,000.00

Premium: \$1,113.00

Date of Policy: August 19, 2020 at 8:24AM

1. Name of Insured:

QUICKEN LOANS LLC, its successors and/or assigns

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

FEE SIMPLE

3. Title is vested in:

AUSTIN JAY BEUS, a married man

4. The Insured Mortgage, and its assignments, if any, are described as follows:

DEED OF TRUST

Trustor: AUSTIN JAY BEUS, a married man

Trustee: AMROCK UTAH INC.

Lender: QUICKEN LOANS LLC

Beneficiary: Mortgage Electronic Registration Systems, Inc., (MERS), acting solely as a nominee for Lender and Lender's successors and assigns

Amount: \$407,000.00

Dated: August 14, 2020

Recorded: August 19, 2020

Entry No.: 3077697

5. The Land referred to in this policy is described as follows:

See Attached Exhibit A Legal Description

\*For company reference purpose only, not an insuring provision.



**SCHEDULE A****EXHIBIT A**

## Legal Description

PART OF LOT 101, WOODLAND ESTATES SUBDIVISION - UNIT 2 1ST AMENDMENT AS RECORDED AS ENTRY # 2501347 IN BOOK 71, PAGE 78 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, SAID PARCEL BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 101 AND RUNNING THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 254.45 FEET, AN ARC LENGTH OF 142.83 FEET, A DELTA ANGLE OF 32°09'45", A CHORD BEARING OF S61°10'56"W, AND A CHORD LENGTH OF 140.97 FEET; THENCE S77°16'43"W 43.10 FEET; THENCE N01°53'08"W 48.73 FEET; THENCE N33°21'39"W 88.29 FEET; THENCE N45°12'53"W 46.13 FEET; THENCE N21°11'14"E 90.85 FEET; THENCE N89°15'35"E 98.89 FEET; THENCE S35°31'27"E 200.89 FEET TO THE POINT OF BEGINNING.  
CONTAINING 35,457 SQUARE FEET OR 0.814 ACRES MORE OR LESS.



**SCHEDULE B**  
**Part I**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) that arise by reason of:

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
2. Taxes for the year 2020, and subsequent years, not yet due and payable.  
Tax Parcel No. 07-731-0003. Taxes for the year 2019 were paid in the amount of \$3,301.46
3. Said property is included within the boundaries of Weber Area Dispatch 911 and Emergency Services District, Weber County Schools, Uintah Highlands Water & Sewer, Central Weber Sewer and Weber Fire District, and is subject to the charges and assessments thereof.
4. Easements, Notes, Restrictions, Reservations, Setback lines, Warnings and any other matters as delineated and/or dedicated on the Official Recorded Plat.
5. PROTECTIVE COVENANTS, including the terms and conditions therein, of said subdivision, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).  
Recorded: January 27, 1953  
Entry No: [307346](#)  
Book/Page: 602/33  
  
AMENDMENT TO SAID COVENANTS  
Recorded: July 8, 2002  
Entry No: [1859755](#)  
Book/Page: 2244/2536  
  
AMENDMENT TO SAID COVENANTS  
Recorded: August 16, 2004  
Entry No: [2050494](#)
6. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: UINTAH-HIGHLANDS WATER & SEWER IMPROVEMENT DISTRICT  
Recorded: December 21, 1977  
Entry No: 722637  
Book/Page: 1216/269
7. EASEMENT AND CONDITIONS CONTAINED THEREIN:  
Grantee: UINTAH-HIGHLANDS WATER & SEWER IMPROVEMENT DISTRICT  
Recorded: December 30, 1977  
Entry No: [723443](#)  
Book/Page: 1217/530



**SCHEDULE B**  
**Part I**

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8. RESOLUTION NO. 51-80  
RESOLUTION TO ANNEX AN AREA INTO THE UINTAH HIGHLANDS WATER & SEWER IMPROVEMENT DISTRICT  
Recorded: October 16, 1990  
Entry No: [822222](#)  
Book/Page: 1368/1253
9. ORDINANCE NO. 12-81  
AN ORDINANCE CREATING AND ESTABLISHING A COUNTY SERVICE AREA; DESCRIBING AND ESTABLISHING THE BOUNDARIES OF SAID SERVICE AREA; SETTING FORTH THE TYPES OF SERVICE OR SERVICES TO BE PROVIDED IN THE AREA  
Recorded: December 22, 1981  
Entry No: [849262](#)  
Book/Page: 1394/1772
10. NOTICE OF SPECIAL MEETING OF THE UINTAH HIGHLANDS WATER AND SEWER IMPROVEMENT DISTRICT  
Recorded: November 1, 1983  
Entry No: [894119](#)  
Book/Page: 1435/173
- A RESOLUTION TO CREATE UINTAH HIGHLANDS SEWER SPECIAL IMPROVEMENT DISTRICT  
Recorded: February 6, 1984  
Entry No: [901253](#)  
Book/Page: 1440/1639
- RECORDATION OF RESOLUTION TO CREATE UINTAH HIGHLANDS SEWER SPECIAL IMPROVEMENT DISTRICT  
Recorded: February 6, 1984  
Entry No: [901432](#)  
Book/Page: 1440/2027
- RESOLUTION RESCINDING THE UINTAH HIGHLANDS SEWER SPECIAL IMPROVEMENT DISTRICT  
Recorded: May 21, 1992  
Entry No: [1178834](#)  
Book/Page: 1627/1123
11. RESOLUTION NO. 8-86  
A RESOLUTION ANNEXING CERTAIN REAL PROPERTY SITUATED WITHIN THE BOUNDARIES OF THE UINTAH HIGHLANDS WATER AND SEWER IMPROVEMENT DISTRICT TO THE CENTRAL WEBER SEWER IMPROVEMENT DISTRICT  
Recorded: December 12, 1986  
Entry No: [992130](#)  
Book/Page: 1505/461
12. RESOLUTION NO. 23-2005 creating the Weber Area Dispatch 911 and Emergency Services District  
Recorded: January 24, 2006  
Entry No: [2156401](#)

**SCHEDULE B**  
**Part I**

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13. ORDINANCE NO. 2010-23  
AN ORDINANCE OF WEBER COUNTY VACATING LOTS 51, 52, AND 53 OF WOODLAND ESTATES  
SUBDIVISION UNIT 2  
Recorded: November 9, 2010  
Entry No: [2501346](#)
14. NOTICE OF DOCUMENT APPLICATION  
Recorded: November 9, 2010  
Entry No: [2501348](#)
15. RESOLUTION NO. 27-2012  
A Resolution of the Board of County Commissioners of Weber County, Utah, confirming the Tax to be levied for  
Municipal Services Provided to the unincorporated Area of Weber County and describing the services to be provided  
therein.  
Recorded: December 13, 2012  
Entry No: [2610456](#)
16. BOUNDARY LINE AGREEMENT AND EASEMENT  
By and Between: THE PATRICK NOAR AND KIMI KIER-NOAR LIVING TRUST and ALEXANDRA  
RUSSELL, aka ALEXANDRA BABILAS NEE BABILIS  
Recorded: July 30, 2013  
Entry No: [2647992](#)
17. CERTIFICATE OF CREATION creating Northern Utah Environmental Resource Agency  
Recorded: January 20, 2015  
Entry No: [2718461](#)



**SCHEDULE B**  
**Part II**

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In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

1. N/A



872 West Heritage Park Blvd #120  
Layton, UT 84041  
[www.HickmanTitle.com](http://www.HickmanTitle.com)

Stewart Title Guaranty Company  
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